

CHAPTER 1161

O-1 and O-2 Office Districts

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1161.01 INTENT.

The O-1 and O-2 Office Districts are designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

(Ord. 82-1970. Passed 11-2-70.)

1161.02 PRINCIPAL USES PERMITTED.

In an Office District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in the Zoning Ordinance:

- (a) Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales office subject to the limitations contained following in Section 1161.04.
- (b) Medical offices, including clinics.
- (c) Facilities for human care such as hospitals, sanitariums, rest and convalescent homes.
- (d) Banks, credit unions, saving and loan associations, and similar uses; drive-in facilities as an accessory use only.
- (e) Personal service establishments including barber shops, beauty shops and health salons.
- (f) Off-street parking lots.
- (g) Churches.
- (h) Other uses similar to the above uses.
- (i) Accessory structures and uses customarily incident to the above permitted uses.

(Ord. 82-1970. Passed 11-2-70.)

1161.03 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS.

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- (a) An accessory use customarily related to a principal use authorized by this section, such as but not limited to: a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical service, may be permitted.
- (b) Mortuary or funeral establishments, when adequate assembly area is provided off-street for vehicles to be used in funeral procession, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.
- (c) Publicly owned buildings, telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.

(Ord. 82-1970. Passed 11-2-70.)

1161.04 REQUIRED CONDITIONS.

- (a) No interior display areas or facilities shall be visible from the exterior of the building.

- (b) The outdoor storage of goods or materials shall be prohibited.

- (c) Warehousing or indoor storage of goods or materials, beyond that normally incident to the above permitted uses, shall be prohibited.

(Ord. 82-1970. Passed 11-2-70.)

1161.05 AREA AND BULK REQUIREMENTS.

See Section 1177.01, limiting the height and bulk of buildings, the minimum size of lot by permitted land use and providing minimum yard setback requirements.

(Ord. 82-1970. Passed 11-2-70.)